

CITY AND COUNTY OF HONOLULU  
PLANNING COMMISSION

Meeting of the Planning Commission

DATE: Wednesday, April 28, 2021  
TIME: 1:30 p.m.  
PLACE: Remote Meeting and at Mission Memorial Auditorium, Mission Memorial Building, 550 South King Street, Honolulu, Hawaii

*Pursuant to the Eighteenth Proclamation issued by Governor David Ige on February 12, 2021, and Mayor Blangiardi's Emergency Order No. 2021-04, effective March 26, 2021, both relating to the COVID-19 Pandemic, in order to allow public participation in a manner consistent with social distancing practices the following procedures are in effect for the meeting. In accordance with protecting the health and welfare of the community, the April 28, 2021 meeting will be held remotely. Commission members, City staff, agents/applicants and the public may participate in the public hearing via the online meeting venue (details below).*

AGENDA

- I. CALL TO ORDER
  - II. ROLL CALL
  - III. APPROVAL OF MINUTES: The executive session minutes of the February 17, 2021 meeting and the regular minutes of the March 17, 2021 meeting, as previously circulated, to be approved by the Commission.
  - IV. PUBLIC HEARING  
Public hearing notice published in the Honolulu Star-Advertiser on April 16, 2021. The Commission will take action on each agenda item after public hearing is closed.
- The Commission will consider the April 14, 2021 report and recommendation from the Director of the Department of Planning and Permitting (DPP) on the City Council initiated proposal to amend the Land Use Ordinance (LUO), relating to Nonconforming Uses.

The City Council initiated the following proposal to amend the LUO relating to Nonconforming Uses:

A REQUEST FOR AMENDMENTS TO CHAPTER 21, REVISED ORDINANCES OF HONOLULU (ROH) 1990, AS AMENDED (THE LAND USE ORDINANCE), RELATING TO NONCONFORMING USES

Resolution No. 20-56, FD1, Relating to Nonconforming Uses: Amends LUO Section 21-4.110(c), Nonconforming Uses, to allow ordinary repairs on the nonconforming use portion of a structure to exceed 10 percent of the current replacement cost when the work is

required to comply with City, State, or Federal mandates, or when the work involves that portion of a structure devoted to nonconforming hotel use.

DPP does not support the proposed amendment to the LUO and recommends that the Council vote to defer Resolution No. 20-56, FD1.

V. CONTINUED PUBLIC HEARING

A public hearing noticed for the following matter was published in the Honolulu Star-Advertiser on Friday, March 5, 2021. At the March 17, 2021 meeting, public testimony was taken and the public testimony portion of the meeting was closed. The Commission continued the meeting for 60 days and will take action on the agenda item.

A REQUEST FOR AMENDMENTS TO CHAPTER 21, REVISED ORDINANCES OF HONOLULU 1990 (The Land Use Ordinance), RELATING TO WIND MACHINES

The City Council initiated a proposal to amend the Land Use Ordinance (LUO), relating to wind machines that will require wind machines with a capacity of 100 kilowatts or more to be setback five-miles from all property lines.

Resolution No. 19-305, proposes an amendment to the LUO that will require wind machines with a capacity of 100 kilowatts or more to be setback five-miles from all property lines.

The Department of Planning and Permitting (DPP) proposes “Bill A” as an alternative to the amendment proposed by Resolution No. 19-305. Bill A’s proposed amendment increases the current setback to a distance of 1,500 feet or a distance equal to no less than two feet for each foot of height, measured from the highest vertical extension of the system, whichever is greater, from all property lines. The DPP recommends approval of Bill A.

ADDITIONAL INFORMATION CIRCULATED TO THE PLANNING COMMISSION

Relating to Wind Turbines

**PUBLIC PARTICIPATION AND TESTIMONY**

The public may join the public hearing and offer testimony from a computer, smartphone, telephone, or in person as follows:

- **Join the public hearing from a computer: (Please mute your devices except to testify)**  
<https://globalpage-prod.webex.com/join>  
Meeting Number: 187 272 9497  
Meeting Password: dpp1
- **Join the public hearing from the WebEx smartphone app: (Please mute your devices except to testify)**  
Meeting Number: 187 272 9497  
Meeting Password: dpp1

- **Join the public hearing from a telephone (audio only): (Please mute your devices except to testify. Press \*6 to unmute and remote)**  
408-418-9388 (USA Toll)  
Access code: 187 272 9497  
Numeric meeting password: 3771
- **Oral testimony via phone or Webex:** To provide oral testimony during the online meeting via phone or Webex, we suggest you register in advance by 4:30 p.m. on Tuesday, April 27, 2021, by emailing your name, phone number, and subject matter to [info@honoluludpp.org](mailto:info@honoluludpp.org)
- **In-person attendance:** The City is exercising a good faith effort to provide this option only to members of the public who are unable to attend the meeting via phone or Webex. All in-person attendees and testifiers must wear a mask while on the Mission Memorial premises and must maintain six feet of distance between themselves and others or they will not be allowed in the Auditorium. (See Mayor's Emergency Order 2021-04. Note: Subject to change.)

Attendance at the public hearing is not necessary to submit testimony. Written testimony may be (emailed) [info@honoluludpp.org](mailto:info@honoluludpp.org), (faxed) 808-768-6743, or mailed to the Planning Commission at 650 South King Street, 7<sup>th</sup> Floor, Honolulu, Hawaii 96813, and must be received by 4:30 p.m. on Tuesday, April 27, 2021.

To reduce the risk of COVID-19 transmission, **written testimony will not be accepted in person**, except as part of oral testimony. Written testimony must be emailed, faxed, or mailed in advance, as explained above.

### **MATERIALS AVAILABLE FOR INSPECTION**

Meeting materials ("*board packet*" under HRS Section 92-7.5) are available for public inspection at the office of the Department of Planning and Permitting, 7<sup>th</sup> Floor, Frank Fasi Municipal Building, 650 South King Street, Honolulu, Hawaii 96813; contacting the Planning Commission, telephone 768-8007; or on the DPP website at <http://www.honoluludpp.org/calendar.aspx>

If you require special assistance, auxiliary aid and/or service or other accommodation due to a disability to participate in the Planning Commission meeting (i.e. sign language, interpreter, interpreter for language other than English, or wheelchair accessibility), please contact 768-8000, or email your request to [info@honoluludpp.org](mailto:info@honoluludpp.org) at least three business days prior the event. If a response is received after this date, we will try to obtain the auxiliary aid/service or accommodation, but we cannot guarantee that the request will be fulfilled. Upon request, this notice is available in alternate formats such as large print, Braille or electronic copy.